


Community Development Commission

September 22, 2011

TO: Terry Gonzalez, Director
Community Development Block Grant Division

FROM:  R. Carrillo, Director
Economic/Redevelopment Division

**SUBJECT: SLUM/BLIGHT SURVEY
SLAUSON/OVERHILL**

On May 24, 2006, the Federal Department of Housing and Urban Development (HUD) published its final rule revising the Community Development Block Grant (CDBG) national objectives for areas designated as slum or blighted. The criteria require that at least twenty-five percent (25%) of properties throughout the designated area experience one or more of the following conditions:

- (1) Physical deterioration of buildings or improvements;
- (2) Abandonment of properties;
- (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
- (4) Significant declines in property values or abnormally low property values relative to other areas in the community; or
- (5) Known or suspected environmental contamination.

Further, the new regulations require that the designation of an area as slum or blighted be re-determined every 10 years for continued qualification.

Reasons for Survey Area Selection

Based on community requests, the Community Development Commission (Commission) surveyed the area along Slauson Avenue from Angeles Vista to La Brea Avenue in unincorporated Windsor Hills to determine if a portion of the area qualified for slum/blight designation and potential Community Development Block Grant (CDBG) funding. Economic/Redevelopment Division staff undertook this Slum/Blight Survey through field visits to determine the condition of each property in the survey area. The Summary of the results is shown in Table A (Attachment). The detailed analysis for each property is also attached as individual data sheets for each parcel. Lastly, attached is a map showing the survey area and the location of blighted properties.

Survey Area Location and Boundaries

The Survey Area of 53 parcels is centered on the major commercial corridor around the intersection of Slauson Avenue and Overhill Drive at the edge of the Windsor Hills community. The commercial corridor extends along Slauson Avenue from Angeles Vista Boulevard on the east to La Brea Avenue on the west as shown on the map. Using methodology similar to studies prepared for the Draft Review and Qualification Process for Establishment of a CDBG Slum/Blight Project Area, Economic/Redevelopment Division staff surveyed each property to determine whether or not the property qualified as slum or blighted based on factors such as condition of overall exterior, parking lot/driveway condition, fencing/block walls, painting, ability for new development, abandoned storefront, excessive/inconsistent signage, landscaping, roof condition, security grilles condition, missing/deteriorating light fixtures, trash cans in public view, trash/debris, sidewalk in need of repair, overall storefront façade condition/deteriorating windows, graffiti, safety hazards and ADA compliance.

Each property was evaluated based on these criteria and rated as good (1), fair (2), or poor (3). The total score per property ranged from good (13) to poor (52) with a property receiving a score greater than 26 considered as exhibiting conditions of slum or blight.

Summary Property Survey Results

Forty-five percent (45%) of the properties in the Survey Area, consisting of thirty-six percent (36%) of the land area, exhibit characteristics of slum or blight based on physical deterioration. In addition, the pedestrian sidewalk also exhibit signs of disrepair and blight as shown in the detailed data sheets. The Survey Area appears to exhibit characteristics that will qualify for CDBG funding.

Strategies to Eliminate Slum/Blight Conditions

The specific strategies proposed to improve and alleviate the slum/blight conditions in the Study Area include the following:

A. Revitalization of Commercial Center at Slauson/Overhill

By providing technical and financial assistance, the Commission can complement and coordinate public and private development and revitalization. A specific opportunity is to provide incentives for reuse of the commercial center bounded by Slauson Avenue, Overhill Drive, Angeles Vista Boulevard, and the residential neighborhood to the north. The current site has multiple property ownerships, a former supermarket converted to public storage, and lack of coherent planning around a neighborhood-serving anchor tenant.

Terry Gonzalez
September 22, 2011
Page 3

B. Streetscape Project along Slauson Avenue

In collaboration with the Department of Public Works, the Commission can contract for design services for pedestrian improvements along Slauson Avenue and the adjoining roadways in the Survey Area. The streetscape can provide pedestrian amenities such as trash cans, street signage, information kiosks, bus benches, pedestrian lighting and other amenities to the commercial corridor.

C. Façade Improvements

The Commission currently manages a façade improvement program that provides grants to property owners to renovate the exterior of commercial buildings and correct building and zoning code violations. This program could also be used in the Survey Area for individual properties.

We believe the Study Area meets both the Federal provisions according to HUD 24 CFR 570.208(b) and the State regulations (Sec. 33031 et al.) as they pertain to slum/blight conditions.

If you need further information or have questions regarding this matter, please do not hesitate to contact me at extension 07205, or Bill Johnson at extension 07207.

BJ:lbg

Attachments

Slauson-Overhill BlightSurvey-22SEP11

Table A						
SLAUSON/OVERHILL BLIGHT SURVEY				21-Sep-11		
APN	SITE ADDRESS	Units	USE_TYPE	USE_DESCR	RacDate	Blight Rating
4019-004-014	4416 W SLAUSON AVENUE, LOS ANGELES, CA	0	Commercial	Parking Lots (Commercial Use Properties)	20020612	3,469 NB
4019-004-043	4448 W SLAUSON AVE, LOS ANGELES, CA	0	Residential	Single	20060315	360 NB
4019-004-044	4330 W SLAUSON AVE, LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20000324	20,767 NB
4019-004-040	4400 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20020611	16,460 NB
4019-004-013	4416 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20020612	10,432 NB
4019-004-001	4422 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20010306	6,807 NB
4019-004-002	4428 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20100625	3,652 NB
4019-004-003	4430 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20060327	3,740 NB
4019-004-004	4434 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19910906	6,519 NB
4019-004-005	4448 W SLAUSON AVE, LOS ANGELES CA 90043	3	Commercial	Store Combination	20060315	6,631 NB
4019-004-006	4448/4454 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Stores	20050413	12,836 NB
4019-004-042	4452 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20050413	6,951 NB
4019-012-004	APN: 4019-012-004	0	Commercial	Commercial	19940805	6,492 B
4019-012-005	APN: 4019-012-005	0	Commercial	Commercial	19970718	6,481 NB
4019-012-006	APN: 4019-012-006	0	Commercial	Commercial	19970718	6,437 NB
4019-012-009	4508 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20070724	42,703 NB
4019-012-008	4542 W SLAUSON AVE, LOS ANGELES CA 90043	41	Commercial	Hotel & Motels	19871215	24,652 NB
4019-012-007	4560 W SLAUSON AVE, LOS ANGELES CA 90043	2	Institutional	Schools (Private)	19970718	6,412 NB
4019-012-003	4622 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	19940805	6,214 NB
4019-012-002	4628 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	20030711	6,268 B
4019-012-001	4634 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20030711	5,940 B
4019-017-013	4660 W SLAUSON AVE, LOS ANGELES, CA 90043	0	Commercial	Service Stations	20060217	11,819 NB
4019-017-014	4642 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Svc Shps:Radio, TV, Rattrg, Pnt Shp	20051215	12,848 NB
4019-018-020	4700 W SLAUSON AVE, LOS ANGELES CA 90056	0	Commercial	Service Stations	19971110	34,385 NB
5008-015-041	4423-4431 W SLAUSON AVE, LOS ANGELES, CA	0	Commercial	Commercial	20081110	3,606 B
5008-015-047	4455 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	19870245	68,627 B
5008-015-048	4456 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties) - SACHI	19970711	2,812 B
5008-015-045	5661 ANGELES VISTA BLVD, LOS ANGELES CA 90043	0	Commercial	Stores	19900214	2,209 B
5008-015-046	4401 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19900214	11,140 B
5008-015-044	4411 W SLAUSON AVE, LOS ANGELES CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	18,194 B
5008-015-043	4421 W SLAUSON AVE, LOS ANGELES CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	4,651 B
5008-015-042	4423 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20081110	17,016 B
5008-015-051	4438 S SLAUSON AVE, LOS ANGELES CA 90230	0	Commercial	Stores	19790403	10,822 B
5008-015-060	4447 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19790403	2,247 B
5008-015-049	4455 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20050425	14,218 B
5008-015-063	4455 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties) - SACHI	19801108	13,170 B
5008-016-040	4343 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19830828	14,750 NB
5009-003-022	APN: 5009-003-022	0	Commercial	Auto, Recreation EQPT, Construction EQPT, Sales & Service	20070702	25,754 B
5009-003-060	4501 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores - CVS	20001122	28,968 NB
5009-003-062	4601 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Commercial	20001122	3,912 NB
5009-003-043	4623 W SLAUSON AVE, LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20011126	29,911 NB
5009-004-011	4701 W SLAUSON AVE, LOS ANGELES CA 90056	0	Commercial	Service Stations	20080327	25,849 NB
5009-009-063	APN: 5009-009-063	0	Commercial	Commercial	20100311	6,297 B
5009-009-065	APN: 5009-009-065	0	Commercial	Commercial	19981209	13,200 B
5009-009-066	APN: 5009-009-066	0	Commercial	Commercial	20000128	11,287 B
5009-009-064	APN: 5009-009-064	0	Commercial	Commercial	20100311	944 B
5009-009-066	APN: 5009-009-066	0	Commercial	Commercial	19981209	4,882 B
5009-009-067	APN: 5009-009-067	0	Commercial	Commercial	20000128	6,765 B
5009-009-079	6101 W SLAUSON AVE, LOS ANGELES, CA	0	Commercial	Service Stations	20090608	15,428 NB
5009-009-085	4523 W SLAUSON AVE, LOS ANGELES CA 90043	0	Residential	Single	20110119	31,330 NB
5009-009-082	5840 S LA BREA AVE, LOS ANGELES CA 90056	44	Residential	Five or more apartments	20030127	55,234 NB
5009-009-095	4608 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	2,133 B
5009-009-064	4811 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	8,445 B
					Total	724,938
					Blighted	261,622
				Not counting the blighted sidewalks, the blighted area is:		36.1% by area
				24 out of 63 parcels evaluated as blighted.		45.3% by parcels

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

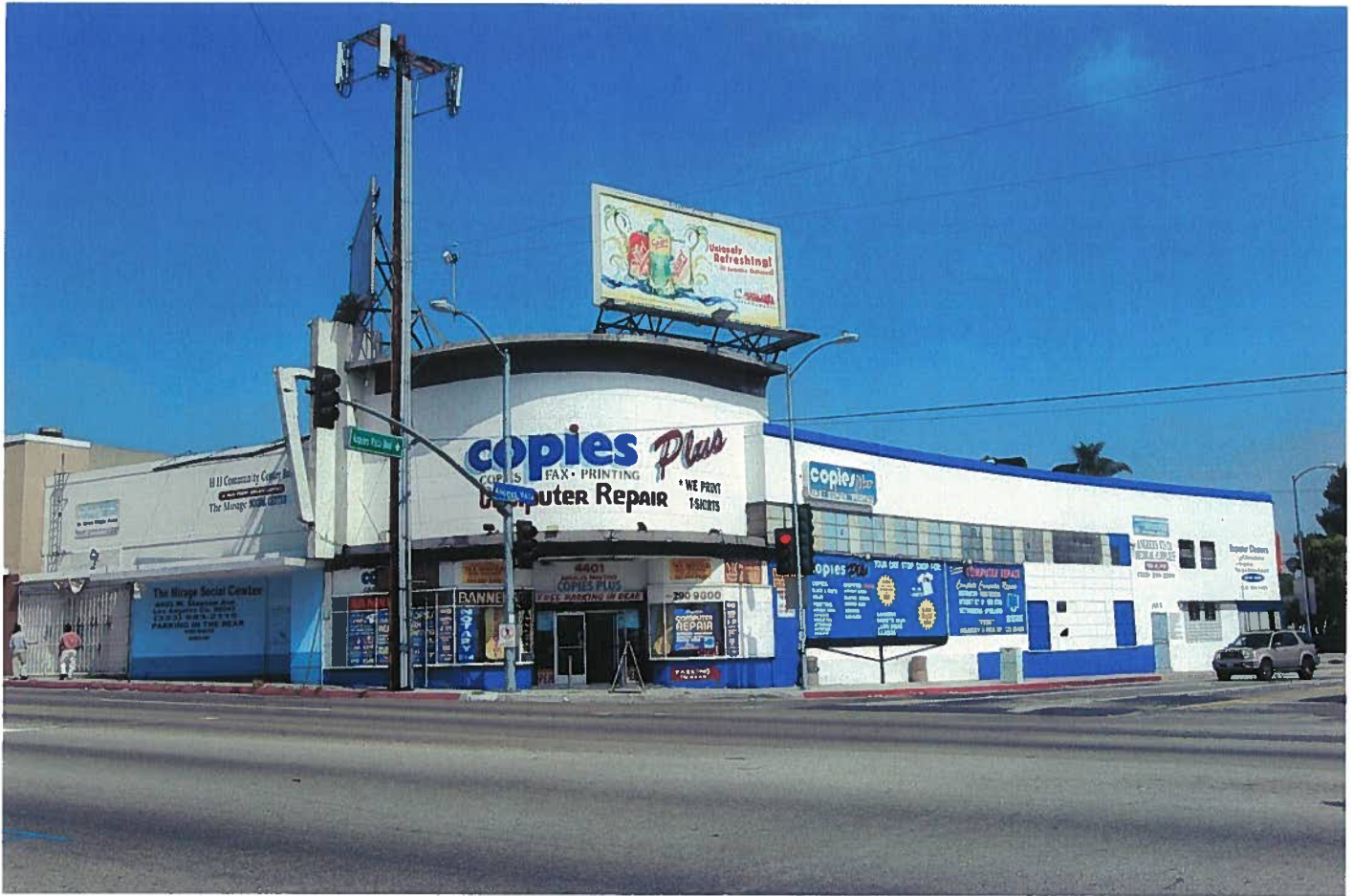
Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-046



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-046

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☒ Rehabilitation
☐ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043



Excessive/inconsistent signage



Excessive billboards on roof



Broken windows/excessive signage



Excessive Billboards

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043 (con't)



Broken windows



Bullet holes thru windows



Boarded up windows



Deteriorating/rotting storefront wood

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043

Assessor Parcel No: 5008-015-045



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-045

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description:

☐ Vacant Land

or

☒ Building

Level of Blight:

☐ Maintenance

☐ Rehabilitation

☒ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
- ☒ (B) Physical Deterioration:
- ☒ (C) Faulty Exterior:
- ☐ (D) Obsolescence:
- ☒ (E) Irregular Parcels:
- ☒ (F) Mixed Character & Shifting of Uses:
- ☒ (G) Signage Issues:
- ☐ (H) Disabled Access Issues:
- ☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043



Broken windows



Broken/etched windows



Inconsistent signage



Rusted/damaged signage @ rear of bldg.

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043 (con't)



Exposed wiring



Exposed panel



Boarded-up windows



Deferred maintenance – exposed tubing

PHOTO DOCUMENTATION

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043 (con't)



Painted signs – no box sign



Excessive painted signage



Entryway lacks ADA compliance



Rusted roof canopy – water damage

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-046



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-046

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☐ Rehabilitation
☒ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

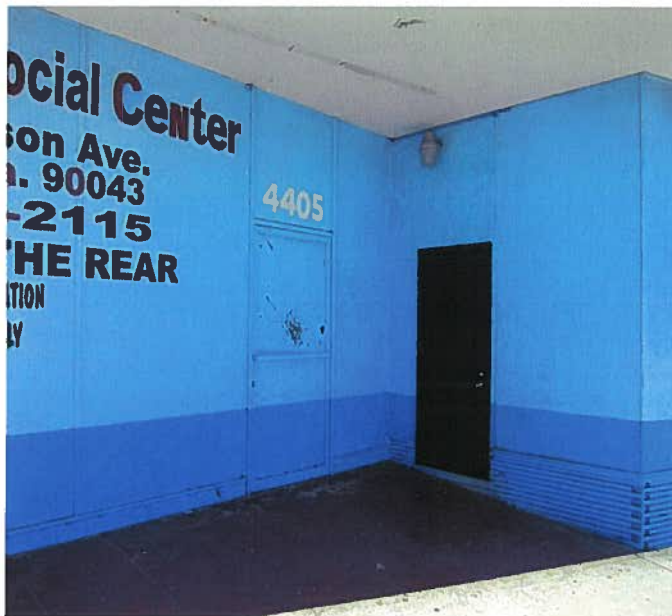
Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043



Rusting security grille



No box sign – painted sign & torn banner



Building in need of re-paint



Water damage at roof canopy

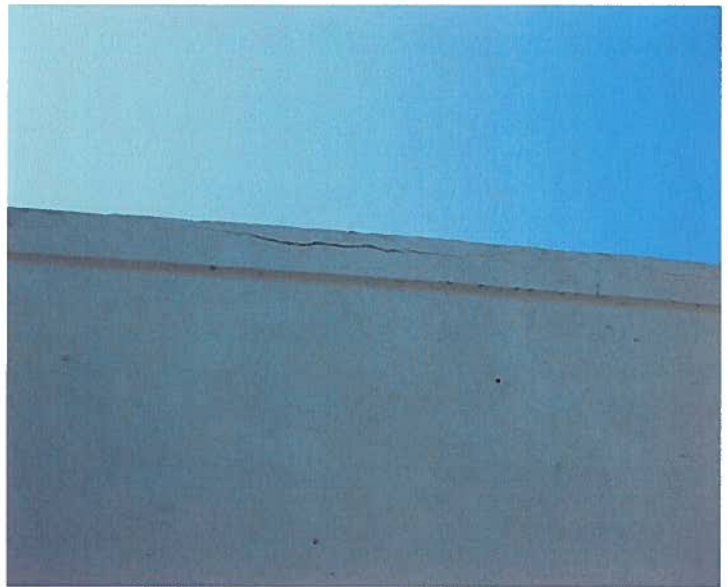
PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

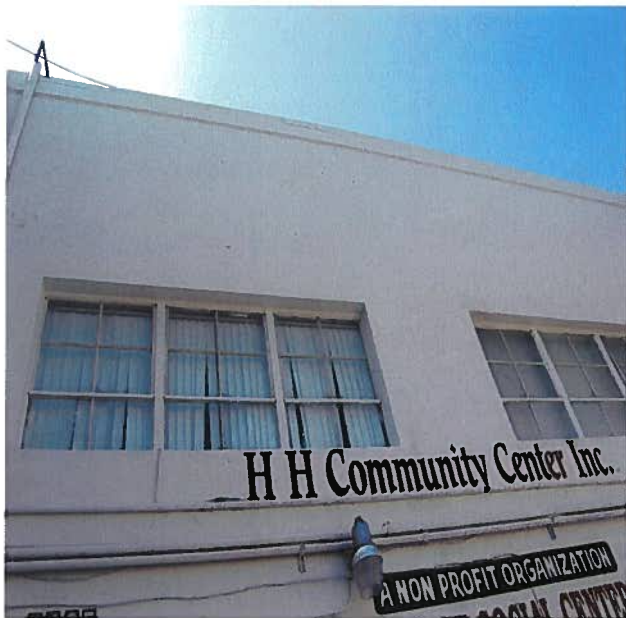
Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043 (con't)



Painted/excessive signage @ rear of bldg.



Cracked stucco @ roof parapet



Windows in need of repair



Rear entry to bldg. present safety hazard

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4411 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-044



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4411 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-044

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☒ Rehabilitation
☐ Dilapidation

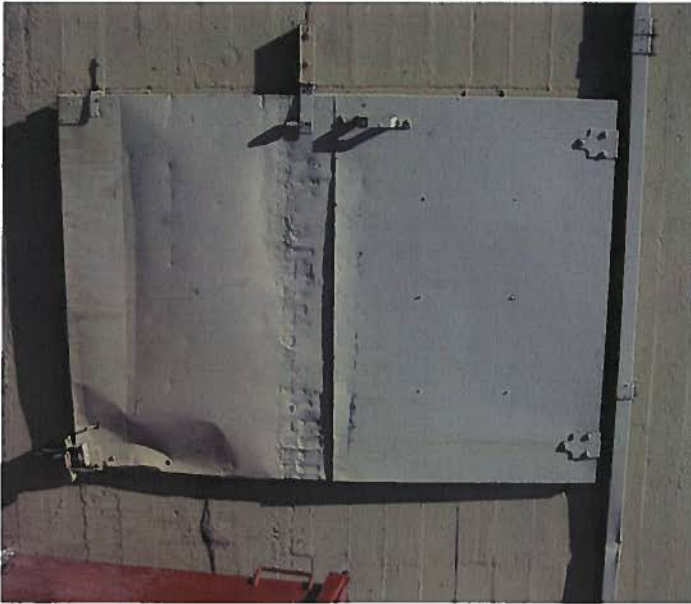
Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4411 West Slauson Avenue Los Angeles, CA 90043



Electrical panel in need of repair



No access through front entry doors



Graffiti on pipes



Painted wall signs – no box sign

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear)

Assessor Parcel No: 5008-015-043



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-043

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☒ Rehabilitation
☐ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☐ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear)



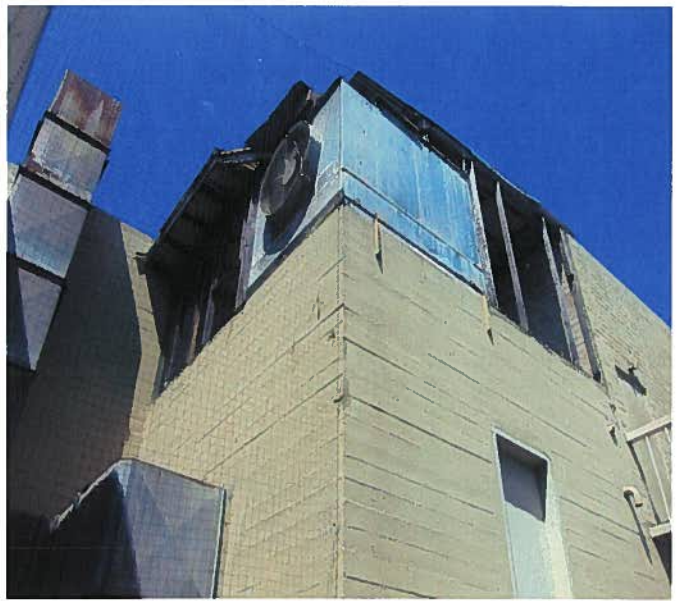
Trash bins in plain view



Rusted ventilation shaft in need of repair



Broken windows



Uncovered/exposed heating furnace

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear) (con't)



Cracked driveway in need of repair



Deteriorating windows



Rear entry may lack ADA compliance



Door siding deteriorating/in need of repair

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-043



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-043

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☒ Rehabilitation
☐ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☐ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043



Painted wall sign



Peeling paint – wall sign



Exposed water piping – rust on grille



Rusty/damaged security grille

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (con't)



Accessibility safety hazard



Missing light fixture



Exposed electrical wiring



Sidewalk in need of maintenance/repair

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4423, 4423 1/2, 4425, 4425 1/2, 4427, 4429, 4431
West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-042



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4423-4431 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-042

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☒ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description:

☐ Vacant Land

or

☒ Building

Level of Blight:

- ☐ Maintenance
☐ Rehabilitation
☒ Dilapidation

Description of conditions:

- ☒ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☒ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4423, 4423 ½, 4425, 4425 ½, 4427, 4429, 4431
West Slauson Avenue Los Angeles, CA 90043



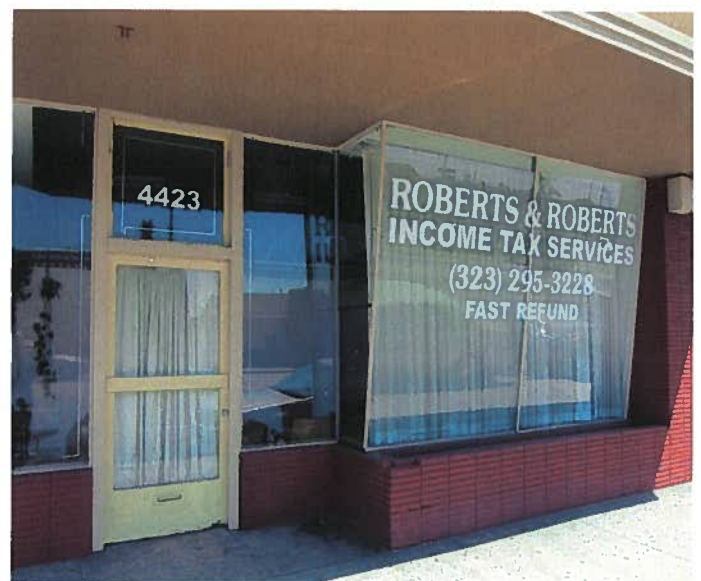
Abandoned – Vacant Storefront



Abandoned – Vacant Storefront



Liquor store establishment



No box sign – painted signage on windows

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4423, 4423 ½, 4425, 4425 ½, 4427, 4429, 4431
West Slauson Avenue Los Angeles, CA 90043 (con't)



Dark/unlit corridor – potential safety hazard



Unsafe wiring at building - potential hazard



Door entryway lacks ADA compliance



ADA compliance needed

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-042



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4435-4437 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-042

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☒ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description:

☐ Vacant Land

or

☒ Building

Level of Blight:

- ☐ Maintenance
☐ Rehabilitation
☒ Dilapidation

Description of conditions:

- ☒ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043



Abandoned – Vacant Storefront



Abandoned – Vacant Storefront



Missing light fixtures – cracked stucco



No box sign – illegal torn banner

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043 (con't)



Sidewalk in need of repair – no landscape



Canopy roof parapet deteriorating



Exposed electrical panel at entry way



Trash/debris on premises

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-051



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4439-4443 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-051

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☒ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☐ Rehabilitation
☒ Dilapidation

Description of conditions:

- ☒ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☒ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043



Code violation – unused steel signage frames



Wall signage exceeds code limits



Cracked stucco



Deteriorating light fixtures

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043 (con't)



Rusting security grilles @ front entry



Canopy roof parapet deteriorating/excessive pipes



Rusting security grilles @ rear entry



Missing light fixtures/ceiling damage

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-050



PROPERTY/PARCEL EVALUATION FORM

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11 Surveyed By: Fernando Oliveros, CDC Economic/Redev. Division

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No. (APN) 5008-015-050

Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

☒ BLIGHTED

☐ NON-BLIGHTED

The following criteria is used to document how the site qualifies under CDBG regulations 570.483.

- ☐ (A) The properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of building or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial building
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community
 - ☐ (5) Known or suspected environmental contamination
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration

Site Description: ☐ Vacant Land or ☒ Building

Level of Blight:

- ☐ Maintenance
☒ Rehabilitation
☐ Dilapidation

Description of conditions:

- ☐ (A) Property Abandonment:
☒ (B) Physical Deterioration:
☒ (C) Faulty Exterior:
☐ (D) Obsolescence:
☒ (E) Irregular Parcels:
☒ (F) Mixed Character & Shifting of Uses:
☒ (G) Signage Issues:
☐ (H) Disabled Access Issues:
☐ (I) Inadequate Public Improvements:

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043



Deteriorating pole sign without vinyl insert



Window signage exceeds code limits



Excessive wall signage at rear of bldg.



Missing light fixtures

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043 (con't)



Unused parking lot – in need of repair



Parking lot closed off by property owner



Trash bins in plain view



Sidewalk in need of maintenance & repair